

**AHFC Chugach Manor Renovation****FY2003 Request: \$5,435,000****Reference No: 36608****AP/AL:** Allocation**Project Type:** Renewal and Replacement**Category:** Housing/Social Services**Location:** Anchorage (Midtown)**Contact:** Les Campbell**Election District:** Midtown**Contact Phone:** (907)330-8356**Estimated Project Dates:** 07/01/2002 - 06/30/2007**Appropriation:** AHFC Public Housing Division Construction Program**Brief Summary and Statement of Need:**

Chugach Manor Renovation utilizes Corporate Bond Proceeds for the major renovation of 120 senior units at Chugach Manor. This funding will cover both the design and the renovation cost. The renovation work will include interior and exterior work such as sidewalk repairs and door replacement; kitchen and bathroom upgrades. Renovations will also include: new appliances and fixtures; carpet and vinyl replacement; unit entry and interior doors; electrical upgrades, including exterior and common area lighting; ventilation and control upgrades; water heater replacement; relocation of the storm drain; and interior painting.

**Funding:**

	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	Total
AHFC Bonds	\$5,435,000						\$5,435,000
Total:	\$5,435,000	\$0	\$0	\$0	\$0	\$0	\$5,435,000

<input type="checkbox"/> State Match Required	<input checked="" type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased Project	<input type="checkbox"/> On-Going Project
0% = Minimum State Match % Required		<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill

**Operating & Maintenance Costs:**

	<u>Amount</u>	<u>Staff</u>
Total Operating Impact:	0	0
One-Time Startup Costs:	0	
Additional Estimated Annual O&M:	0	0

**Prior Funding History / Additional Information:**

**The purpose of this project** is to renovate senior public housing units at Chugach Manor in Anchorage.

**The projected outcomes are:**

- Improved accessibility of the building and units;
- Improved energy efficiency;
- Improved living environment for residents, including kitchen and bath renovation, carpeting and vinyl;
- Reduced long-term operating costs.

**Chugach Manor Renovation (Anchorage)** --- Corporate (AHFC) funds for the major renovation of 120 senior units at Chugach Manor. This funding will cover both the design and the renovation costs. The renovation work will include interior and exterior work such as sidewalk repairs and door replacement; kitchen and bathroom upgrades. Renovations will also include: new appliances and fixtures; carpet and vinyl replacement; unit entry and interior doors; electrical upgrades, including exterior and common area lighting; ventilation and control upgrades; water heater replacement; relocation of the storm drain; and interior painting.

**Funding History:**

As a new project, this program has no funding history.

**Program Description:**

Chugach Manor is a three-story, senior housing facility constructed in 1987. The building consists of 120 one-bedroom units divided into four 30-unit bays, situated around common corridors with common resident areas and laundry rooms on each of the three floors. The first floor has a large community room, kitchen, waiting room, office and shop area. The second and third floors have open community areas. The facility was built using wood frame construction.

No major interior renovation work has been done in this facility since it was constructed. Most of the furnishings, equipment, components, and systems are now worn and at or beyond their useful life.

A professional site assessment was completed for Chugach Manor in 1999 which addressed code compliance, 30-year life expectancy, physical condition, hazardous material abatement, and energy efficiency. Chugach Manor does not fully comply with the current Uniform Building Code (UBC) or the current State of Alaska Building Energy Efficiency Standards (BEES).

Many of the finishes, equipment, and systems are aged. Most of the building components are over 14 years old, worn, approaching the end of their useful life, and are not expected to last an additional 30 years. For these reasons, the site assessment recommended that Chugach Manor be upgraded to current codes to ensure its functional use for an additional 30 years. When compared to an estimated replacement cost of over \$11 million, renovation is the more cost-effective option.

This funding will cover both the design and the renovation costs. The renovation work will include interior and exterior work, such as sidewalk repairs and door replacement; kitchen and bathroom upgrades, to include new appliances and fixtures; carpet and vinyl replacement; unit entry and interior doors; electrical upgrades, including exterior and common area lighting; ventilation and control upgrades; water heater replacement; relocation of the storm drain; and interior painting.

Code-related work items include a new smoke detection system; an extension of the building sprinkler

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system; replacement of electrical conductors; and ventilation for the elevator. Energy improvements consist of installation of occupancy sensors and low-flow toilets. ADA compliance items include installation of new bi-fold doors and the installation of blocking for grab bars.

This renovation will increase the quality of life for residents by providing new appliances and fixtures throughout the units, and by increasing resident safety with electrical and fire upgrades. The replacement of the existing floor coverings will result in more pleasant surroundings.